



GRASSROOTS
REALTY GROUP

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708, 4944 Dalton Drive NW
Calgary, Alberta

MLS # A2256253



\$249,900

Division:	Dalhousie		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2 d225
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: n/a

Welcome to The Fortress! Ideally located just steps from the C-Train and Dalhousie Mall, this suite offers both convenience and comfort. Enjoy excellent views overlooking a sports field and park, creating a bright and open atmosphere. Updated by the current owner, the unit features modern touches including vinyl plank flooring, Corian counters, a stylish tiled kitchen backsplash, the bathroom renovation was taking down to the studs and completely renewed bathroom. Added value comes with two parking stalls—one covered and one outdoor. The Fortress is a well-appointed complex with outstanding amenities: an indoor swimming pool, fitness center, tennis courts, a party room, and a large laundry facility with an abundance of machines. This is a fantastic opportunity to own in a highly sought-after location with every convenience at your doorstep!